The embodiments of the invention in which an exclusive property or privilege is claimed are defined as follows:

Subn's

1. An automated system for collecting and disseminating loan information over a network connection, comprising:

means for receiving loan data comprising daily loan data from lenders and for storing said loan data in a database;

means for providing to a user, over said network connection, a list of possible loan criteria;

means for receiving, over said network connection, a user's applicable loan criteria selected from said list of possible loan criteria;

means for using said applicable loan criteria and said loan data to create a list of loan adjustments;

means for transmitting to said user over said network connection a quoted interest rate and said list of loan adjustments.

2. The automated system for collecting and disseminating loan information according to claim 1, wherein said loan adjustments comprise point adjustments, rate adjustments, or cap adjustments.

3. The automated system for collecting and disseminating loan information according to claim 1, wherein said loan data comprises data describing current interest rates, points, caps, or margins.

4. The automated system for collecting and disseminating loan information according to claim 1, further comprising means for interactively allowing a user to

20

3   select, lock, and register a loan over said network connection.

4

5

1   5.   The automated system for collecting and disseminating loan information

2   according to claim 1, wherein said loan data further comprises loan product data which

3   remains constant from day-to-day.

4

1   6.   A method for collecting and disseminating loan information over a network

2   connection, comprising the steps of:

3   providing a form to users via a network connection, said form including a series

4   of possible adjustment criteria, adjustments associated with said criteria, and means

5   associated with each of said adjustment criteria for allowing said user to indicate that a

6   criterium is applicable;

7   receiving via said network connection user input indicating that particular

8   criteria among said adjustment criteria are applicable;

9   providing to said user over said network connection a report showing user-

10   selected applicable adjustments to terms of a quoted loan product.

11

12

1   7.   The method for collecting and disseminating loan information over a network

2   according to claim 6, further comprising the step of:

3   receiving over said network connection an indication that said user desires to

4   lock said quoted loan product.

5

6

1   8.   The method for collecting and disseminating loan information over a network

2   according to claim 6, wherein said adjustments comprise adjustments to an interest rate,

3   points, a cap, or a margin associated with said quoted loan product.

4

Sub 52

9. An automated system for collecting and disseminating loan information over a
2 network connection, comprising:
3   lender computer for creating first and second files, said first file containing
4 terms and conditions associated with a loan product and said second file containing
5 daily data describing a current rate, points, cap or margin associated with said loan
6 product;
7   database means for storing data from said first and second files;
8   server means for using said data in said database to interface with a user via a
9 network connection.
10
11

1 10. The automated system for collecting and disseminating loan information over a
2 network connection according to claim 9, wherein said network connection comprises
3 an internet connection.
4
5

1 11. The automated system for collecting and disseminating loan information over a
2 network connection according to claim 10, wherein said server comprises a world wide
3 web server.
4

Sub 53

12. A method for collecting and disseminating loan information over a network
2 connection, comprising:
3   using a lender computer to create first and second files, said first file containing
4 terms and conditions associated with a loan product and said second file containing
5 daily data describing a current rate, points, cap or margin associated with said loan
6 product;

7   storing data from said first and second files in a database;

8   using said server and data in said database to interface with a user via a network

9   connection.

10

11

1   13.   The method for collecting and disseminating loan information over a network

2   connection according to claim 12, wherein said step of using said server and data in

3   said database to interface with a user via a network connection comprises:

4   using said data from said database to create HTML pages;

5   using said server to provide said HTML pages to said user over said network

6   connection; and,

7   receiving over said network connection user input indicating a selection of

8   applicable adjustment criteria for a particular loan product.

9

10